



**Sean Rogan**  
Executive Director

**COMMUNITY DEVELOPMENT COMMISSION**  
**of the County of Los Angeles**

2 Coral Circle • Monterey Park, CA 91755  
323.890.7001 • TTY: 323.838.7449 • www.lacdc.org



**Gloria Molina**  
**Mark Ridley-Thomas**  
**Zev Yaroslavsky**  
**Don Knabe**  
**Michael D. Antonovich**  
Commissioners

March 20, 2012

The Honorable Board of Commissioners  
Community Development Commission  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Commissioners:

**APPROVAL OF FUNDS FOR CONSTRUCTION COSTS FOR THE MOSAIC GARDENS PROJECT  
IN THE CITY OF HUNTINGTON PARK  
(DISTRICT 1) (3 VOTES)**

**SUBJECT**

This letter recommends the allocation of up to \$800,000 in County General Funds (CGF), specifically Homeless Service Center Funds (HSCF) allocated to the First District, to LINC Housing Corporation for construction costs associated with the development of the Mosaic Gardens at Huntington Park Project, which will provide 24 units of affordable housing in the City of Huntington Park.

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Authorize the Executive Director or his designee to reprogram \$300,000 in First Supervisorial District HSCF previously transferred to the Commission for the development of Transition Age Youth housing in areas represented by the San Gabriel Valley Council of Governments, to be allocated to the Mosaic Gardens at Huntington Park Project (Project), which will provide 24 units of affordable housing for very low-income families and individuals and Transition Age Youth in the City of Huntington Park.
2. Approve a loan to LINC Housing Corporation or its limited partnership entity that is formed to own and operate the Project, in a total amount of up to \$800,000, which consists of \$300,000 in reprogrammed funds and \$500,000 previously approved by your Board for the development of permanent housing for homeless families and/or Transition Age Youth in the areas represented by the Gateway Cities Council of Governments.
3. Authorize the Executive Director or his designee to negotiate, execute, and if necessary, amend a

**ADOPTED**

Community Development Commission

2-D March 20, 2012

**SACHIE A. HAMAI**  
EXECUTIVE OFFICER

Loan Agreement and all related documents, including but not limited to documents to subordinate the loan to permitted construction and permanent financing and any intergovernmental, interagency, or inter-creditor agreements, to allocate up to \$800,000 in HSCF to LINC Housing Corporation or its limited partnership entity, following approval as to form by County Counsel.

4. Acting as a responsible agency pursuant to the California Environmental Quality Act, certify that the Commission has considered the attached Notice of Exemption for the Project, which was prepared by the City of Huntington Park as lead agency, and find that this Project will not have a significant impact on the environment.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The \$800,000 in County General Funds will fund construction costs for the Mosaic Project, which will provide 24 units of affordable housing, fifteen of which will be reserved for Transition Age Youth who have serious and persistent mental health concerns and are homeless and/or transitioning from foster care. The remaining units will be reserved for very low-income families. The Project will be located at 6337 Middleton Street in the City of Huntington Park.

### **FISCAL IMPACT/FINANCING**

The proposed actions will be funded with a portion of CGF known as HSCF, in the amount of \$800,000. The First District has allocated up to \$800,000 for the project costs, and these funds will be included in the Commission's proposed Fiscal Year 2012-2013 budget.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

On April 4, 2006, the Board of Supervisors approved the allocation of \$1,425,000 in County General Funds (CGF) annually to each Supervisorial District as part of the Homeless Prevention Initiative. This portion of CGF, known as Homeless Service Center Funds (HSCF), is used for programs and costs associated with services, operations, and capital projects for individuals and families who are homeless or at-risk of homelessness.

On September 21, 2010, the Board approved \$500,000 in First Supervisorial District HSCF funds to be transferred to the Commission for capital costs associated with the development of permanent housing for homeless families and/or Transition Age Youth in the areas represented by the Gateway Cities Council of Governments. The First District now desires to allocate these funds to the Mosaic Gardens at Huntington Park Project.

Also on September 21, 2010, the Board approved \$600,000 in First Supervisorial District HSCF funds to be transferred to the Commission for the same type of project(s) in the area represented by the San Gabriel Council of Governments. The First District now desires to allocate \$300,000 of these funds to the Mosaic Gardens at Huntington Park Project. The remaining \$300,000 will remain uncommitted until a project is identified.

The Project involves the adaptive re-use of an existing motel building to provide 24 units of affordable housing, of which 15 will be reserved for Transition Age Youth that are eligible for services under the Mental Health Services Act (MHSA). The Project will consist of 10 efficiency units, 6 one-bedroom units, 3 two-bedroom unit, 4 three-bedroom units, and 1 two-bedroom manager's unit. Amenities will include a community room, two meeting rooms for service providers, a community kitchen, and a community courtyard with a tot lot. LINC Housing Corporation will provide supportive

The Honorable Board of Supervisors

3/20/2012

Page 3

services for all tenants, and the Department of Mental Health will provide and coordinate intensive services to the 15 MHSA tenants. Services provided will include case management, mental health, medical and dental, life skills, employment counseling and job placement, educational services, benefits assistance, substance abuse counseling, money management, transportation, parenting skills, after-school activities, and tutoring.

### **ENVIRONMENTAL DOCUMENTATION**

This Project has been determined categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by the City of Huntington Park in accordance with State CEQA Guidelines Sections 15332 and 15194. The Commission's consideration of this determination satisfies the requirements of CEQA.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Approval of these actions will increase the supply of affordable housing for homeless youth with chronic and persistent mental health needs.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean Rogan", followed by a horizontal line extending to the right.

SEAN ROGAN

Executive Director

SR:kk

Enclosures

**Notice of Exemption**

*Appendix E*

To:  Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

From: (Public Agency) City of Huntington Park  
6550 Miles Avenue, Huntington Park, CA 90255  
*(Address)*

County Clerk  
County of Los Angeles  
12400 E. Imperial Highway, RM. 2001  
Norwalk, CA 90650

**ORIGINAL FILED**

NOV 09 2011

**LOS ANGELES, COUNTY CLERK**

**Project Title:** Planning Commission Case No. 1944-DP / LINC Housing Corp. Middleton Apartments

**Project Location - Specific:** 6337 Middleton Street

**Project Location - City:** Huntington Park      **Project Location - County:** Los Angeles

**Description of Nature, Purpose, and Beneficiaries of Project:**

Development Permit to convert an existing 55-unit motel into 24 affordable multi-family residential units at  
6337 Middleton Street within the High Density Residential (R-H) Zone.

**Name of Public Agency Approving Project:** City of Huntington Park Planning Commission

**Name of Person or Agency Carrying Out Project:** LINC Housing Corporation

**Exempt Status: (check one)**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: In-Fill Development (Sec. 15332), Affordable Hsg. (Sec. 15194)
- Statutory Exemptions. State code number:

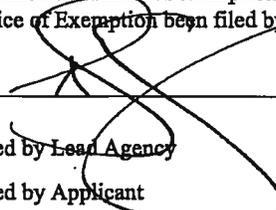
**Reasons why project is exempt:** Adaptive reuse of existing motel for affordable housing purposes.

**Lead Agency**

**Contact Person:** Albert G. Fontanez      **Area Code/Telephone/Extension:** (323) 584-6250

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?  Yes  No

**Signature:**       **Date:** 11-03-2011      **Title:** Senior Planner

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR: